



## Gaisford Close, Worthing

Offers In Excess Of  
£280,000  
Freehold

- Ground Floor Apartment
- Two Double Bedrooms
- Private Entrance
- Utility Room
- South Facing Rear Garden
- No Chain
- EPC Rating D
- Council Tax B

We are delighted to offer to the market this ground floor apartment, situated in the popular Tarring location, close to local shopping facilities, shops, parks, restaurants, bus routes and mainline station.

Accommodation offers kitchen with utility room, lounge/dining room, two double bedrooms and family bathroom. The property also benefits from a private entrance, gas fired central heating, double glazing and a south facing private garden.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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Robert  
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## Accommodation

uPVC frosted door to:

### Hallway

With radiator, cloak cupboard with hanging rail, telephone point, thermostat, airing cupboard with slatted shelf, large cupboard with further storage area.

### Lounge/Dining Room 46'3" x 41'7" (14.1 x 12.7)

Two double glazed windows to front, tv point, tiled fire surround, gas point, radiator and coving.

### Bedroom One 46'7" x 41'4" (14.2 x 12.6)

With radiator, coving, double glazed window to front.

### Bedroom Two 41'7" x 26'6" (12.7 x 8.10)

With radiator, coving and telephone point and double glazed window with view of rear garden.

### Bathroom

Panel enclosed bath with mixer tap, fitted over bath shower with glass screen, concealed cistern low flush WC, basin set in vanity unit with mixer tap, heated towel rail, extractor fan and frosted double glazed window.

### Kitchen

With a range of light wood fronted wall and base units, roll top working surfaces incorporating electric hob, electric oven and extractor hood, stainless steel sink with mixer tap, splashbacks, space for two appliances, double glazed frosted windows to side, storage cupboard with wall mounted Ideal boiler and electric fuse board, double glazed frosted door to:

### Utility Room 31'2" x 28'6" (9.5 x 8.7)

With quarry tile floor, double glazed windows, base unit storage, worktops, appliance space, wine rack and double glazed door to:

### Outside

#### Front Garden

Laid to lawn with mature shrub border and path to front door.

#### South Facing Rear Garden

Lawn area, flower area, mature shrubs, timber built shed, gate for access to side and coal shed.

### Tenure

Freehold



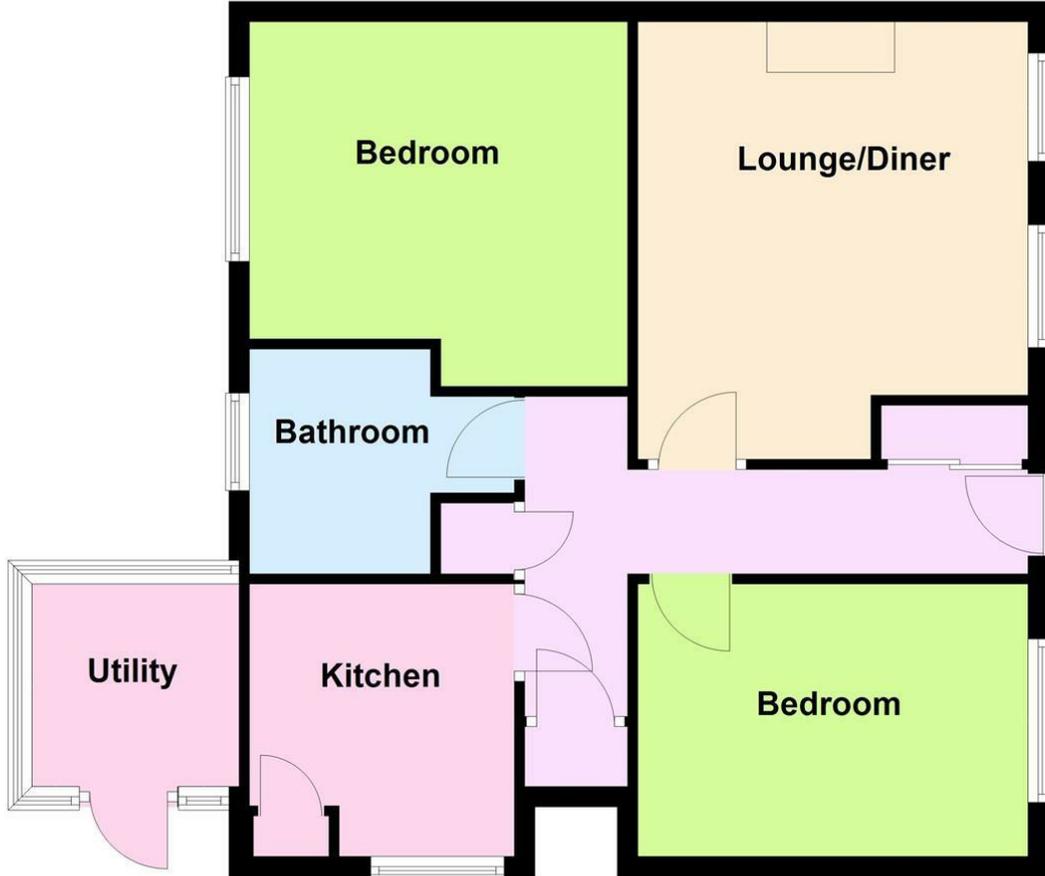
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## Floor Plan

Approx. 67.8 sq. metres (730.2 sq. feet)



Total area: approx. 67.8 sq. metres (730.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	73
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.